



**OAKHURST
REALTY
PARTNERS**

Prime Reynoldstown

2nd Gen. Restaurant Space

45 Moreland Avenue SE, Suite 400, Atlanta, GA 30316

FOR LEASE - 1,517 RSF

Rent: Base Rent + NNN = \$7,000/mo

Take A Virtual Tour

2nd Generation Restaurant Space
w/Dedicated Patio
Suite 400



For more information contact:

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Property Highlights



Suite 400 at 45 Moreland is home to highly sought-after 2nd generation restaurant space including a 1,500 gallon grease trap and a vent hood. In addition, the space includes a dedicated patio area and tremendous signage opportunities – one on the awning in front of the suite and the other on the center’s distinctive pylon sign along Moreland Avenue.



45 Moreland benefits from excellent ingress/egress from both Moreland Avenue and Wylie Street. In addition, the center enjoys stellar visibility and prominence on Moreland Avenue with 45,800 VPD.



The property has undergone transformational, Kronberg Urbanists Architects designed renovation, which has dramatically enhanced the project’s façade, parking/layout and overall curb appeal.



45 Moreland and its tenants benefit from its incredible location, proximate to many of Atlanta’s hippest neighborhoods and regional access via Moreland Avenue and I-20.



More than 40 parking spaces available on-site.



Co-tenants include Wylie & Rum, That Burger Spot, Your Vitamin Lady Kitchen and Nothing Bundt Cakes.



**Rare opportunity to lease
2nd generation restaurant
space on the corner of
Moreland and Wylie St.**



WYLIE & RUM
ATL

Now open for LUNCH
Best CUBAN SANDWICH in town

WYLIE & RUM
ATL

pretty little tacos

WYLIE & RUM
Brunch
Salt & Sail
11 AM - 2 PM
Weekends & Holidays

WYLIE & RUM
NOW OPEN



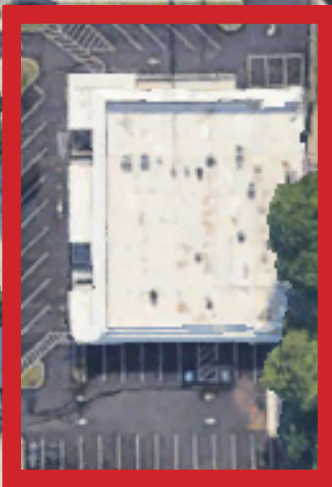


DUNKIN'

Moreland Ave.



Wylie St.



Reynoldstown - It's All Here

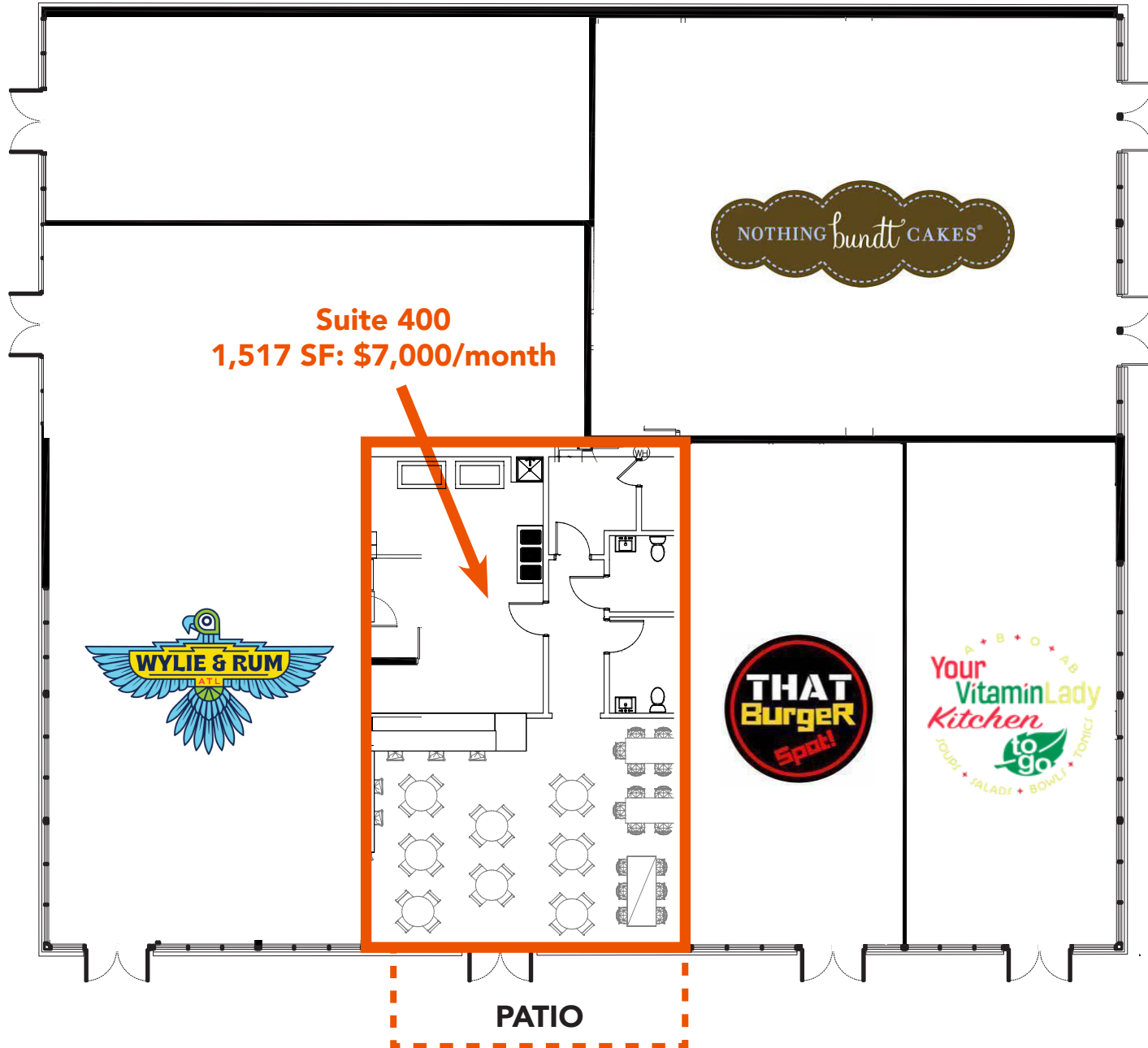
Located in one Atlanta's most sought after neighborhoods, 45 Moreland sits at the corner of Moreland and Wylie (45,800 VPD) and features phenomenal signage visibility. In addition, the property boasts walkable access to dining, nightlife and shopping. Surrounded by indie restaurants, entertainment venues, and the Eastside Beltline, Reynoldstown is hip, diverse and active - making 45 Moreland an ideal site for retailers who want to engage the Gen Z and Millennial demographic.



FOR LEASE

45 Moreland

RETAIL PLAN



FOR LEASE

45 Moreland




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AREA ATTRACTIONS & RESTAURANTS

Restaurants/Coffee Shops

1. Grindhouse
2. Muchacho
3. Homegrown
4. Dunkin'
5. Wrecking Bar Brewpub
6. Fox Bros. Bar-B-Q
7. Bona Fide Deluxe

87 
Reynoldstown has a walking score of 84 which is considered "very walkable" by walkscore.com

Mixed-use/Retail

1. Krog Street Market
2. The Eastern
3. Madison Yards
4. Kroger
5. Target
6. Best Buy
7. Lowe's

